

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Monday, March 22, 2010, at 5:30 P.M. and 7:00 p.m. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

On March 8, 2010, the Board continued the following matter for hearing:

56 ASSOC.: 210-212 Fourth Street, Lot 77 on the Tax Assessor's Plat 93 located in a Residential R-1 One-Family Zone; to be relieved from Sections 201.8, 303-use code 57, 607.1 and 703.2 in the proposed inclusion of bicycle sales and service within the existing structure that also provides auto sales and service. The applicant seeks a USE VARIANCE for the proposed new use, a DIMENSIONAL VARIANCE for a new 8' x 4' sign, and a SPECIAL USE PERMIT for parking relief at Section 703.2 pursuant to Sections 707 and 707.1. The lot in question contains approximately 10,500 square feet of land area.

NEW MATTERS

JLJ REALTY CO., OWNER AND NEW DIMENSION CHURCH, APPLICANT: 100 Niantic Avenue, Lot 716 on the Tax Assessor's Plat 50 located in an Industrial M-1 Zone.

The applicant is requesting a special use permit pursuant to Section 303-use code 23 and a dimensional variance from Section 425 in the proposed use of a portion of the existing building for a church. The building contains day care, offices, warehousing, retail space and manufacturing uses. The lot in question contains approximately 284,447 square feet of land area.

The following matters relate specifically to the installation of antennas only:

PARTNERS FOR ARTISTS' LIVING SPACE, OWNER AND COX TMI WIRELESS, LLC, APPLICANT: 116 Chestnut Street (bounded by Ship St. & Bassett St.) Lot 21 on the Tax Assessor's Plat 21 located in a D-1 Downtown District and the Downtown Historic District; to be relieved from Sections 306 and 420.4 pursuant to Section 200 in the proposed installation of 4 new telecommunications antennas, 2 of which would be attached at a topmost height of 95 feet above ground level on the existing chimney, and one of which would be placed on the roof at a topmost height of 78.3 feet with related equipment also placed on the roof. The building contains residential and commercial uses. The chimney sits at a height of approximately 95 feet (measured from average grade to the chimney's peak height). The proposed installation is permitted as of right within the D-1 district;

the applicant is requesting a dimensional variance from regulations governing the maximum height restriction, which is 75 in the D-1 district. The lot in question contains approximately 15,448 square feet of land area.

CRM, LLC, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: 431 Harris Avenue (corner Eagle St.) Lot 8 on the Tax Assessor's Plat 27 located in a Heavy Commercial C-4 Zone; to be relieved from Section 305 pursuant to Section 200 in the proposed installation of 6 new telecommunications antennas, 2 antennas would be mounted to the façade of the existing building at a total height of 135 feet above grade; one antenna would be mounted to the façade of the building's penthouse at a total height of 157 feet and 3 antennas would be attached to the penthouse at a total height of 155 feet with related equipment placed on the roof. The existing building contains warehouse space. The antennas are permitted as of right within the M-1 district; the applicant is requesting a dimensional variance from regulations governing the maximum height restriction, which is 45 feet in the C-4 district. The lot in question contains approximately 60,885 square feet of land area.

HATHAWAY STREET REALTY, LLC, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: 95 Hathaway Street (abutting the City of Cranston, RI) Lot 313 on the Tax Assessor's Plat 89 located in an Industrial M-1 Zone; to be relieved from Section 305 pursuant to Section 200 in the proposed installation of 6 new telecommunications antennas

attached to the existing smokestack, which sits at the height of 96 feet (measured from average grade to the smokestack's peak height). Three antennas would be attached to the smokestack at a total height of 97 feet and 3 antennas would be attached at a total height of 85 feet from grade. The existing building contains manufacturing and commercial uses. The antennas are permitted as of right within the M-1 district; the applicant is requesting a dimension variance from regulations governing the maximum height restriction, which is 75 feet in the M-1 district. The lot in question contains approximately 356,320 square feet of land area.

KING STREET INVESTMENTS, LLC, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: 60 King Street, Lot 284 on the Tax Assessor's Plat 90 located in an Industrial M-1 Zone; to be relieved from Section 305 pursuant to Section 200 in the proposed installation of 6 new telecommunications antennas attached to the existing tower, which sits at the height of 190 feet (measured from average grade to the tower's peak height). Three antennas would be installed at a height of 138 feet 9 inches and 3 antennas would be installed at a height of 140 feet from grade. The existing building contains manufacturing and commercial uses. The applicant is requesting a dimensional variance from regulations governing the maximum height restriction, which is 75 feet in the M-1 district. The lot in question contains approximately 376,794 square feet of land area.

7:00 P.M.

GLORIA A. MARON, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: 95 Middleton Street, Lot 469 on the Tax Assessor's Plat 114 in an Industrial M-1 Zone; to be relieved from Section 305 pursuant to Section 200 in the proposed installation of 3 new telecommunications antennas attached to the existing smokestack, which sits at the height of 202 feet (measured from average grade to the tower's peak height). The antennas would be installed on the tower not to exceed 132 feet from grade. The proposed installation is permitted as of right within the M-1 district; the applicant is requesting a dimensional variance from regulations governing the maximum height restriction, which is 75 feet. The lot in question contains approximately 6,000 square feet of land area.

OMNI OLNEY LIMITED PARTNERSHIP, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: One Valley Street (aka 628 Broadway), Lot 265 on the Tax Assessor's Plat 35 located in a General Commercial C-2 Zone; to be relieved from Section 305 pursuant to Section 200 in the proposed installation of 6 new telecommunications antennas attached to the existing apartment building. Three antennas would be attached to the roof of the building at a total height of 118 feet above grade (measured from average grade to the building's peak height). Three antennas would be attached to the building's penthouse at a height not to exceed 129 feet. Related equipment would be installed on the roof. The proposed installation is permitted as of right within the C-2 district; the applicant is

requesting a dimensional variance from regulations governing the maximum height restriction, which is 45 feet within the C-2 district. The lot in question contains approximately 45,302 square feet of land area.

CHURCH OF THE BLESSED SACRAMENT, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: 169 Academy Avenue (corner Regent Ave.), Lot 451 on the Tax Assessor's Plat 65 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 304 and 420.1 pursuant to Section 200 in the proposed installation of 6 new telecommunications antennas to the existing church's steeple, which sits at the height of 132 feet (measured from the average grade to the steeple's peak height). The applicant is requesting a special use permit pursuant to Section 303-use code 65.1 to attach 3 antennas at a total height not to exceed 103 feet 9 inches and 3 antennas at a total height not exceed 106 feet. Related equipment would be located within an underground equipment shelter. Relief is being sought from regulations governing the maximum height restriction, which is 30 feet within the R-3 district. The lot in question contains approximately 43,560 square feet of land area.

LA SALLE ACADEMY, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: 612 Academy Avenue (corner Smith St.), Lot 276 on the Tax Assessor's Plat 83 located in a PS Public Space Zone; to be relieved from Section 304 pursuant to Section 200 in the proposed installation of 5 new telecommunications antennas attached to the

roof and penthouse of the existing school building, said antennas would replace 5 existing antennas not to exceed a height of 57 feet 9 inches above grade (measured from the average grade to the structure's peak height). Related equipment would also be located on the roof. The applicant is requesting a special use permit pursuant to Section 303-use code 65.1 and a dimensional variance from the maximum height restriction, which is 30 feet within the PS district. The lot in question contains approximately 1,136,045 square feet of land area.

H. T. ASSOCIATES, LP, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: 170 Benedict Street, Lot 431 on the Tax Assessor's Plat 42 located in a Residential R-3 Three Family Zone; to be relieved from Sections 304 and 420.1 pursuant to Section 200 in the proposed installation of 6 new antennas attached to the roof of the existing apartment building. Three antennas would be attached at a height of 70 feet above grade (measured from the average grade to the structure's peak height) and 3 antennas would be installed at a height not to exceed 72 feet with related equipment located on the roof. The applicant is requesting a special use permit pursuant to Section 303-use code 65.1 and a dimensional variance from the maximum height restriction, which is 30 feet within the R-3 district. The lot in question contains approximately 32,234 square feet of land area.

ST. MICHAELS CHURCH, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: 61 Croyland Road (bounded by Oxford St. & Gordon Ave.), Lot 964 on the Tax Assessor's Plat 48 located in a Residential R-G General Residence Zone; to be relieved from Section 304 and 420.1 pursuant to Section 200 in the proposed installation of 6 new telecommunications antennas to the existing church's bell tower. The tower sits at the height of 133 feet (measured from the tower's average grade to its peak height). Three antennas would be attached at a total height of 116 feet and 3 antennas would be installed at a total height of 117 feet 3 inches above grade. The applicant is requesting a special use permit pursuant to Section 303-use code 65.1 and a dimensional variance from the maximum height restriction, which is 30 feet within the R-G district. The lot in question contains approximately 43,124 square feet of land area.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, MARCH 22, 2010.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, MARZO 22, 2010.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRETION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MENOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT 376**

YEAR 2010

SCHEDULE OF MONTHLY MEETINGS

LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)

PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY

HALL

25 DORRANCE STREET

PROVIDENCE, RHODE ISLAND

Monday, January 11 and Monday January 25, 2010 at 5:30 P.M.

Monday, February 22, 2010 at 5:30 P.M.

Monday, March 8 and Monday, March 22, 2010 at 5:30 P.M.

Monday, April 26, 2010 at 5:30 P.M.

Monday, May 24, 2010 at 5:30 P.M.

Monday, June 28, 2010 at 5:30 P.M.

Monday, July 26, 2010 at 5:30 P.M.

Monday, August 23, 2010 at 5:30 P.M.

Monday, September 27, 2010 at 5:30 P.M.

Monday, October 25, 2010 at 5:30 P.M.

Monday, November 22, 2010 at 5:30 P.M.

Monday, December 27, 2010 at 5:30 P.M.

Any change in dates will be noticed in writing and/or e-mailed to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.

Meetings may be continued from day to day and time to time at the discretion of the Zoning Board of Review.

Peter D. Carnevale

Secretary

(401) 421-7740, ext. 376